030.0	0003	0021.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,317,100 / 1,317,100
					USE VALUE: 1,317,100 / 1,317,100
					ASSESSED: 1,317,100 / 1,317,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCHER ADAM
Owner 2:	PRECHT ANNA & SANDRA S
Owner 3:	
Street 1:	87 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TYRRELL KEVIN M & MORIAH D -
Owner 2:	-
Street 1:	7 MILBERY LANE
Twn/City:	ACTON
St/Prov:	MA Cntry:
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 5,301 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 2745 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5301.000	848,200	5,700	463,200	1,317,100
Total Card	0.122	848,200	5,700	463,200	1,317,100
Total Parcel	0.122	848,200	5,700	463,200	1,317,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.82 | /Parcel: 479.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 21014

GIS Ref

GIS Ref

Insp Date 08/11/17

!2525!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	844,300	5700	5,301.	463,200	1,313,200	1,313,200	Year End Roll	12/18/2019
2019	104	FV	413,400	5700	5,301.	492,200	911,300	911,300	Year End Roll	1/3/2019
2018	104	FV	413,400	5700	5,301.	359,000	778,100	778,100	Year End Roll	12/20/2017
2017	104	FV	385,800	4700	5,301.	312,700	703,200	703,200	Year End Roll	1/3/2017
2016	104	FV	385,800	4700	5,301.	266,400	656,900	656,900	Year End	1/4/2016
2015	104	FV	343,800	4700	5,301.	260,600	609,100	609,100	Year End Roll	12/11/2014
2014	104	FV	343,800	4700	5,301.	214,200	562,700	562,700	Year End Roll	12/16/2013
2013	104	FV	357,700	4700	5,301.	203,800	566,200	566,200		12/13/2012

PRINT

Date	Time
12/10/20	17:55:11

LAST REV

Date	Time
09/26/19	11:50:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2525

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TYRRELL KEVIN M	72743-451	1	6/11/2019		1,425,000	No	No		
LUCREZIANO JANE	58692-398		3/16/2012	Private	550,000	No	No		
LUCREZIANO JANE	55628-407		10/20/2010	Family	1	No	No		
LINTZ RAYMOND/S	38242-230		3/10/2003	Family	1	No	No		
LINTZ RAYMOND D	31805-470		9/11/2000	Family	10	No	No	4	
	10119-455		9/16/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2012	683	Manual	12,156					INSULATE ATTIC & W

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	294	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5301		Sq. Ft.	Site		0	80.	1.09	1									463,223						463,200	

Total AC/HA: 0.12169 | Total SF/SM: 5301 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 463,223 | Spl Credit | Total: 463,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08032787
Const Adj.:	1.33636630
Adj $ / SQ:	245.431
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	889076
Depreciation:	40898
Depreciated Total:	848179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

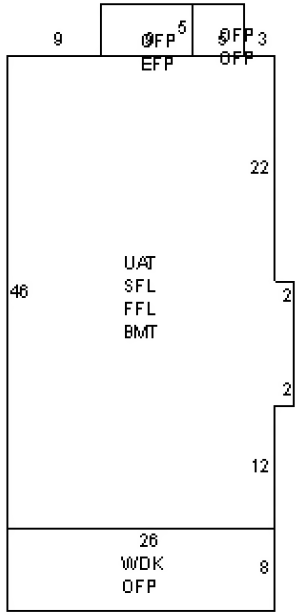
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	245.43
Special Features:	0	Val/Su Net:	187.61
Final Total:	848200	Val/Su SzAd	347.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,220	73.630	89,828
FFL	First Floor	1,220	245.430	299,426
SFL	Second Floor	1,220	245.430	299,426
UAT	Upper Attic	305	188.980	57,640
OFP	Open Porch	303	29.330	8,886
WDK	Deck	208	14.440	3,004
EFP	Enclos Porch	45	97.020	4,366
	Net Sketched Area:	4,521	Total:	762,576
Size Ad	2440	Gross Are	5436	FinArea 2745

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	14X22	A	AV	2012	3.47	T	5.6	104			1,000			1,000

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700